

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO CITY COUNCIL APPROVAL OF ZONING CODE TEXT
AMENDMENTS TO IMPLEMENT THE DOWNTOWN STATION AREA SPECIFIC PLAN -
FILE NUMBER REZ20-008

WHEREAS, October 9, 2007, the City Council adopted the Downtown Station Area Specific Plan (2007 Specific Plan) to increase the number of residents and employees within walking distance of the Sonoma Marin Area Rail Transit (SMART) station through the intensification of land uses in the Plan Area; and

WHEREAS, the 2007 Specific Plan did not address other areas of policy necessary to facilitate Downtown development and, combined with the Great Recession of 2007-2009, very little housing was produced within the Plan Area; and

WHEREAS, On April 24, 2018 the City received a grant from the Metropolitan Transportation Commission (MTC) in the amount of \$800,000 to update the 2007 Specific Plan based on the Plan Area's designation as a Priority Development Area; and

WHEREAS, the Downtown Station Area Specific Plan (DSASP) updated the 2007 Specific Plan and represents the community's vision of creating a vibrant, sustainable, and important community gathering place where residents can celebrate their diversity and heritage; and

WHEREAS, on January 8, 2019, the City commenced the DSASP planning process which included a robust community engagement strategy including four community workshops, four Citizen Advisory Committee meetings, three Technical Advisory Committee meetings, online surveys, focus groups, and other events held both in person and virtually to create a vision for the Plan Area and to receive feedback on draft documents; and

WHEREAS, the DSASP strives to facilitate increased mixed use and residential development in a transit supportive environment, with increased flexibility of regulations, preservation of historic resources, improved connectivity to create safe, attractive, walkable streets, increased civic, recreational and open space opportunities; and appropriate environmental protection and infrastructure development to support the increase in population and intensification of uses; and

WHEREAS, on September 24, 2020, the Planning Commission held a public hearing at which time the Commission adopted resolutions recommending that the City Council (1) certify the Final Subsequent Environmental Impact Report (Final SEIR) and adopt the Findings of Fact, and the Mitigation Monitoring and Reporting Program for the DSASP and (2) adopt General Plan Amendments and the DSASP, and

WHEREAS, on October 13, 2020, the City Council certified the Final Subsequent Environmental Impact Report, Findings of Fact, and the Mitigation Monitoring and Reporting Program for the DSASP; and

WHEREAS, on October 13, 2020, the City Council held a public hearing and adopted General Plan Amendments and the DSASP; and

WHEREAS, on October 21, 2020, the Design Review Board held a public meeting at which time the design and process related Zoning Code text amendments to implement the DSASP were considered, along with oral reports of staff, public testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Planning Commission has determined that the proposed Zoning Code text amendments were anticipated by the Downtown Station Area Specific Plan and Final SEIR, and there are no new effects and no new mitigation measures that were not already analyzed in the Final SEIR and, therefore, the proposed Zoning Code text amendments are within the scope of the Final Subsequent Environmental Impact Report, and pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, no additional environmental review is necessary; and

WHEREAS, the DSASP requires text amendments to the Zoning Code necessary to implement the Plan vision and policies; and

WHEREAS, after a public hearing on November 2, 2020, the Planning Commission of the City of Santa Rosa found that amending the Santa Rosa Zoning Code, as follows, is required for implementation of the Downtown Station Area Specific Plan.

WHEREAS, the Planning Commission of the City of Santa Rosa finds, based on evidence and records presented, that amending Title 20 (Zoning) of the Santa Rosa City Code, as follows, is required to result in more clear, effective and inclusive implementation of the DSASP; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

1. The proposed Zoning Code amendments are consistent with the goals and policies of all elements of the General Plan, and the Downtown Station Area Specific Plan in that it provides the Zoning regulations necessary to implement the Downtown Station Area Specific Plan and retains the General Plan vision to produce a diverse range of housing and employment opportunities primarily through infill development;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City;
3. The proposed project has been reviewed in compliance with the California

Environmental Quality Act (CEQA) in that the Downtown Station Area Specific Plan Subsequent Final Environmental Impact Report, dated September 14, 2020, and certified by the Council on October 13, 2020, anticipated the proposed Zoning Code text amendments. There are no new effects and no new mitigation measures required, and, therefore, pursuant to CEQA Guidelines Section 15162, no additional environmental review is necessary;

4. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa recommends that the City Council adopt an ordinance to amend City Code Title 20, Zoning Code, as set forth in Exhibit A and incorporated herein.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 2nd day of November 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Exhibit A: Downtown Station Area Specific Plan Zoning Code Text Amendments